

HANWAY HOUSE

W1

570 SQ FT – 7,009 SQ FT OF CONTEMPORARY OFFICE
SPACE IN HISTORIC HANWAY STREET, FITZROVIA



HANWAY HOUSE W1

Tucked away behind the hustle and bustle of Oxford Street and only a two minute walk to Tottenham Court Road station sits Hanway House.

The building has been comprehensively refurbished and redesigned to an exceptionally high standard providing 7,009 sqft of open plan contemporary office space executed without compromise.

Benefiting from great natural light throughout as well as private roof terraces on the 2nd, 3rd and 4th floors.



BUILDING

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SPECIFICATION

HANWAY STREET

Hanway Street is a little known historic street with winding thoroughfares dating back to the days of Henry VIII and pre-dates many of the grander roads in the area.

The Street is rumoured to be named after the traveller, philanthropist and Hanway resident, Jonas Hanway (1712-1786), who was most famous for being the first man in London to brave ridicule by championing the use of an umbrella.

The first significant construction of Hanway Street started around the 1720s and by the 1740s much of the land around was starting to be developed, with the area being closely associated with coaching inns.

Hanway Street reached conservation status in 1990 and today still retains its character of the narrow, curving lane, peppered with independent shops, semi-industrial Victorian buildings and quirky bars. Still standing are the listed headed bollards that mark the boundary for the Parish of St Marylebone.



Jonas Hanway



Hanway Street Illustration



Tottenham Court Road during The Blitz (Hanway Street to the left)

BUILDING

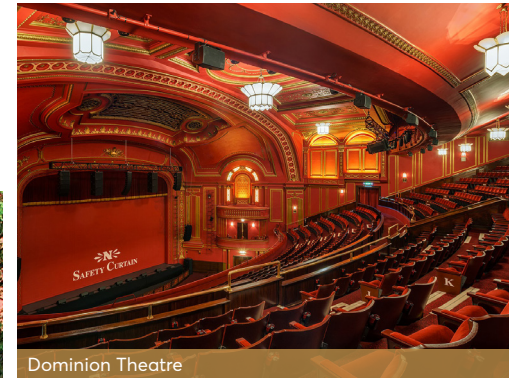
LOCATION

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SPECIFICATION

LOCAL AMENITIES/ PLACES OF INTEREST



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LOCAL AREAS

RESTAURANTS

- 1 Hakkasan
- 2 Roka
- 3 Berners Tavern
- 4 Pied à Terre
- 5 The Riding House Café
- 6 Salt Yard
- 7 Suka at Sanderson
- 8 Gaucho
- 9 Percy & Founders

HOTELS

- 11 Sanderson
- 12 Charlotte Street
- 13 The London Edition
- 14 The Mandrake
- 15 Bloomsbury Hotel

FITNESS

- 16 YMCA Club
- 17 Grow Fitness
- 18 Digma Fitness
- 19 Easy Gym London

FOOD

- 20 M&S Foodhall
- 21 Planet Organic

LOCAL OCCUPIERS

- 1 Arcadia Group
- 2 Arup
- 3 BBC
- 4 BT
- 5 Dolby
- 6 Estée Lauder
- 7 Fremantlemedia
- 8 Capita
- 9 Google
- 10 Lionsgate Films
- 11 New Look
- 12 Sony
- 13 20th Century Fox
- 14 Facebook

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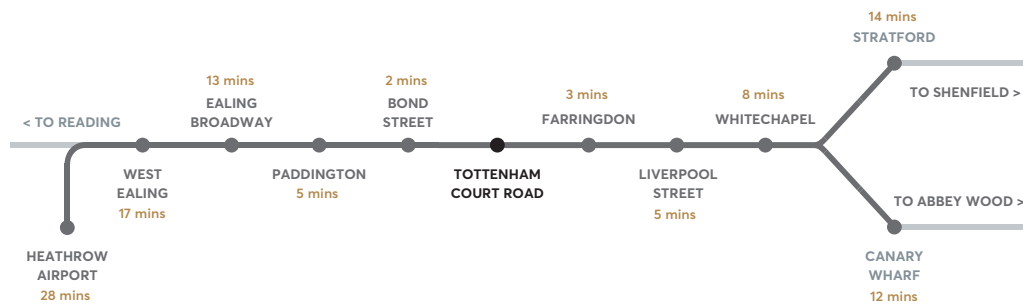
SPECIFICATION



Tottenham Court Road Crossrail Station Indicative Image

CROSSRAIL JOURNEY TIMES

Completion due 2019



CONNECTIONS

Situated only approximately 100 metres from Tottenham Court Road underground station and soon to open Crossrail station, Hanway House is perfectly centrally located.

WALKING TIMES

FROM HANWAY HOUSE

Tottenham Court Road	2 mins
Goodge Street	7 mins
Oxford Circus	9 mins
Leicester Square	9 mins
Holborn	12 mins

TRAVEL TIMES

FROM TOTTENHAM COURT ROAD STATION

Charing Cross	3 mins
Euston	6 mins
Bank	6 mins
Waterloo	8 mins
Liverpool Street	8 mins
Victoria	11 mins
King's Cross St. Pancras	12 mins

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DESIGN INSPIRATION

"Hanway House has been inspired by the latest trends in interior aesthetics and contemporary finishes while retaining a classic look & feel."

ENTRANCE + COMMUNAL AREAS



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DESIGN INSPIRATION

OFFICE WC + SHOWER



BUILDING

LOCATION

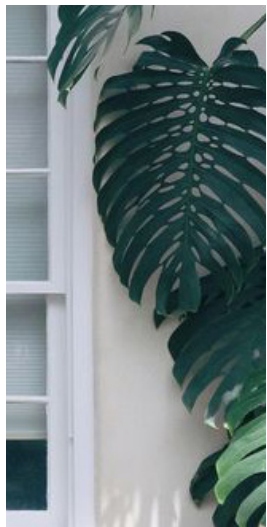
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DESIGN INSPIRATION

EXTERNAL TERRACE



BUILDING

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10

FOURTH FLOOR 570 sq ft / 53 sq m

CGI

BUILDING

LOCATION

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SPECIFICATION



THIRD FLOOR 969SQ FT / 90 SQ M

CGI

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12

SECOND FLOOR 1,249 sq ft / 116 sq m

CGI

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SCHEDULE OF AREAS

Fourth (+ roof terrace)	570 sq ft	53 sq m
Third (+ roof terrace)	969 sq ft	90 sq m
Second (+ roof terrace)	1,249 sq ft	116 sq m
First	1,442 sq ft	134 sq m
Ground	1,249 sq ft	116 sq m
Lower Ground	1,530 sq ft	142 sq m
Total	7,009 sq ft	651 sq m

NIA Office Areas

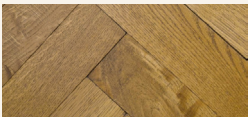
OUTLINE SPEC

- Newly developed and designed Grade A contemporary office space
- High speed WIFI connectivity
- Private roof terrace on 2nd, 3rd and 4th floors
- Designated secure bike storage
- Shower facilities
- Male and female WCs throughout
- Kone Monospace 500" passenger lift
- Polished terrazzo flooring (reception, communal areas, staircase and bathrooms)
- Timber herringbone parquet flooring (offices)
- Integrated air cooling system
- Architectural designed feature ceiling with integrated LED strip lighting
- High performance crittall windows
- Double aspect natural light
- 2 mins walk from Tottenham Court Road Underground Station / new Crossrail Station

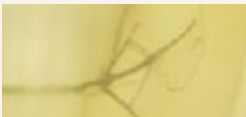
FINISHES



Fluted timber



Medium oak parquet timber floor



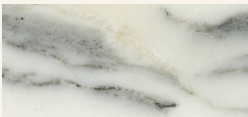
Brass Ironmongery



Terrazzo floor



Designer-led ceiling

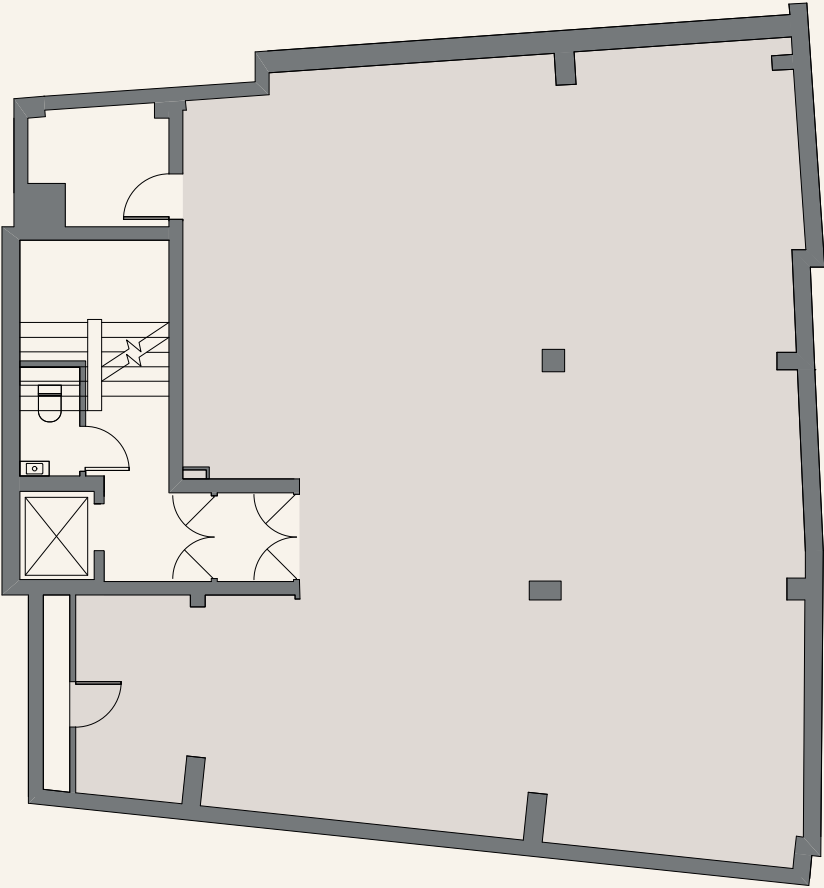


Marble vanity surface

FLOOR PLANS

LOWER GROUND

1,530 sq ft / 142 sq m



HANWAY STREET

Plans not to scale. Indicative size only.



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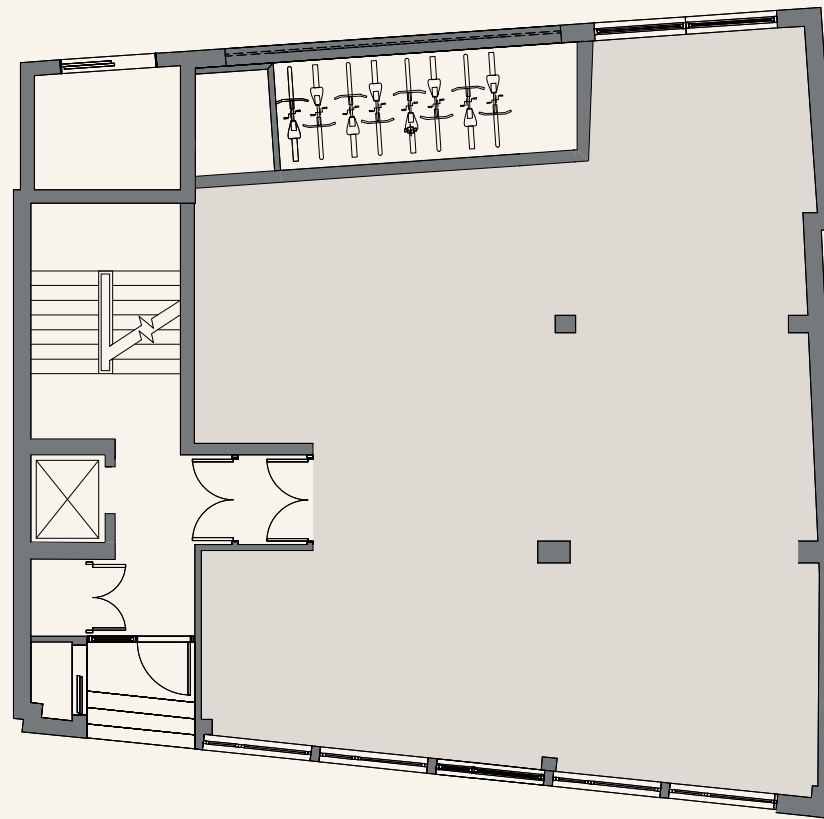
SPACE

SPECIFICATION

FLOOR PLANS

GROUND

1,249 sq ft / 116 sq m



HANWAY STREET

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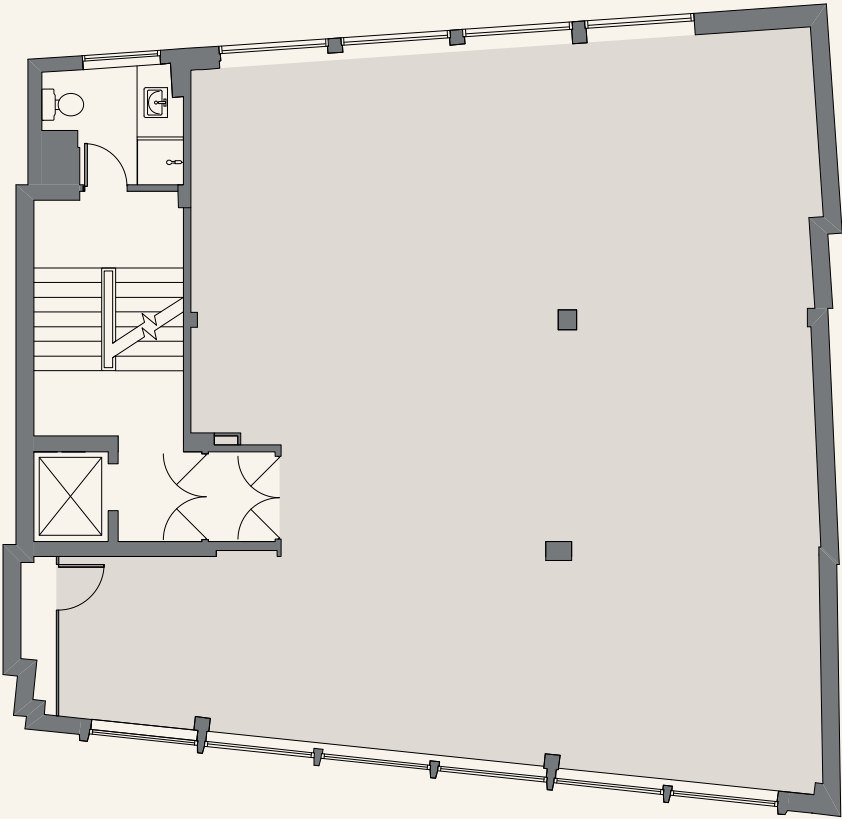
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FLOOR PLANS

FIRST
1,442 sq ft / 134 sq m



HANWAY STREET

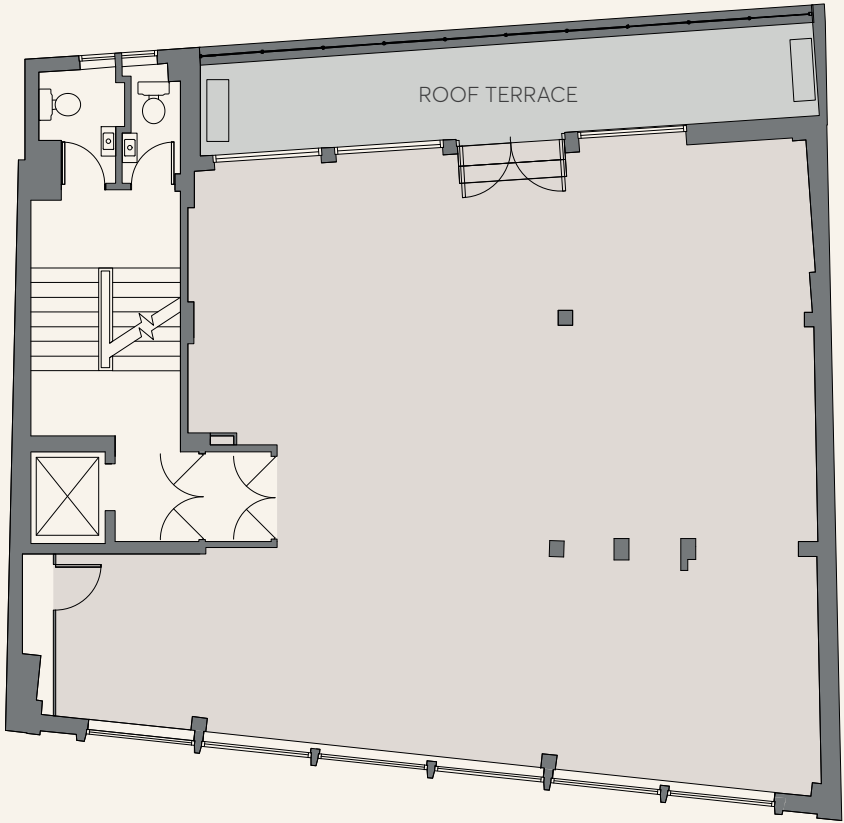
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FLOOR PLANS

SECOND

1,249 sq ft / 116 sq m



HANWAY STREET

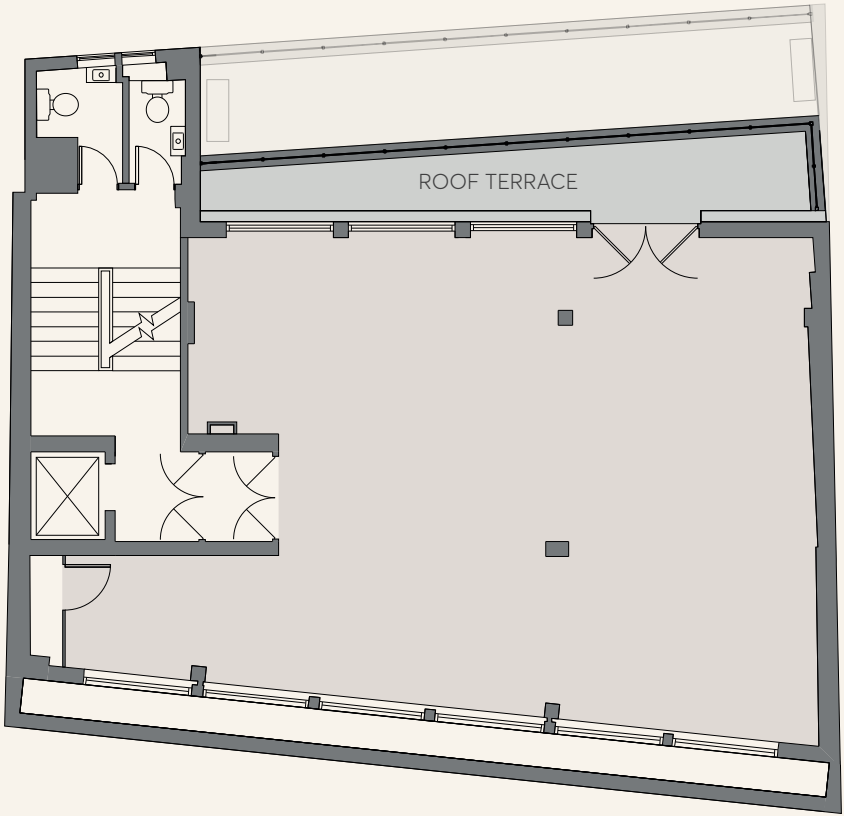
Plans not to scale. Indicative size only.



FLOOR PLANS

THIRD

969 sq ft / 90 sq m



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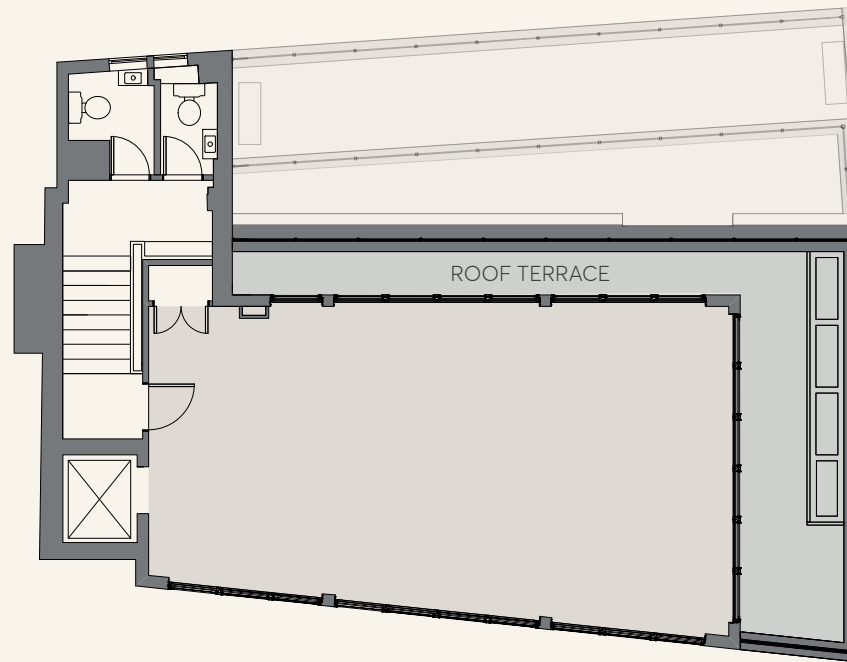
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FLOOR PLANS

FOURTH

570 sq ft / 53 sq m



HANWAY STREET

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FULL SPECIFICATION

1.0 DESCRIPTION OF THE WORKS

The existing building was designed by Richard Seifert in the late 1950s. The existing structure will be maintained and modernized by new high performance glazing and new lift. The terrace on the 2nd and 3rd floors will be improved. In addition, a new 4th floor office will be added with full height glazing, lift access and private terrace.

New cycle storage on-site and changing/shower facilities on every floor.

1.1 Project Team

Client: Wolfe Pack

Architect: Chassay Studio

Interior Architect: EDIT Design Studio

Structural Engineer: STAP

Services Consultant: A & C

Contractor: NVB Construction

2.0 KEY DESIGN CRITERIA

Ceiling Height

Basement	2.5m
Ground Floor	2.7m
1st Floor	2.6m
2nd Floor	2.6m
3rd Floor	2.5m
4th Floor	2.5m

2.1 Occupancy Criteria

2.2 Kitchen, Teapoint area

- Provision on each floor for future tenant fit-out.

2.3 Bicycle Storage & Showers

- Storage for 8 bikes externally to rear of building
- Shower facilities on ground floor

3.0 EXTERNAL FABRIC

3.1 External Fabric

- High performance crittall window on ground to 3rd floor.
- Full height glazing on 4th floor.
- Opening doors are provided on all terraces.

3.2 Cladding

- Zinc cladding to new additional 4th floor

3.3 External Lighting

- Illuminated signage at the recessed entrance porch
- Architectural light at the front façade.

4.0 INTERNAL SPACES

4.1 Reception

- Polished terrazzo floor.
- Half-height fluted stained timber wall cladding with paint finish above.
- Timber surround to antique brass finished lift doors.
- Painted ceiling.
- Decorative wall sconces framing lift doors.
- Flush mounted ceiling lights.

4.2 Cores & Circulation

4.2.1 Staircases

- Polished terrazzo treads and risers with inset brass strip nosing.
- Half-height fluted stained timber wall cladding with paint finish above.
- Flush mounted ceiling lights and wall mounted light fittings to all landings.
- Painted metal balustrade with stained timber handrail.

4.2.2 Passenger Lift

- Polished terrazzo floor on ply substrate
- Half-height fluted stained timber wall cladding
- Half height antiqued mirrors.
- Stained oak handrail.
- Flush mount ceiling light.

4.3 WCs/Shower Room

- 8 WCs
- Half-height ceramic tiles to all walls.
- Floor to ceiling tiles within shower enclosure.
- Frameless fluted glass shower door with brass hinges and handle
- Encaustic cement tiles to floor
- Brass clad vanity unit with under-mounted white ceramic basin, honed marble vanity top and upstand
- Deck mounted brass mixer taps
- Mirror with brass trim.
- Back to wall WC pan with concealed cistern and lever flush.
- Brass & ceramic roll holder and spare roll holder.
- Brass & ceramic toilet brush.
- Wall mounted hand dryer, door stop and cloak hook.
- Matt black wall mounted electric towel rail.
- Wall sconces to vanity unit (IP-Rated).
- Downlight to shower (IP-Rated).
- Flush-mount ceiling light (IP-Rated).
- Fluted stained timber solid-core doors with brass ironmongery.

FULL SPECIFICATION

4.4 Office Space

- Solid timber herringbone parquet floor
- Painted timber skirting
- Painted walls
- All conduits, cables and duct work surface mounted to ceiling
- FCUs surface mounted to ceiling
- Semi-concealed by suspended timber beam type ceiling
- Wall sconces to perimeter of office space
- Suspended strip luminaires
- Fluted stained timber solid-core doors with porthole vision panel and brass ironmongery

5.0 MECHANICAL SERVICES

Design Temperatures

Location	Winter °C.	Summer °C.
Office Floor Plate	21	23
Main Entrance	18	Uncontrolled
Circulation /Lift Lobby	18	Uncontrolled
Toilet/Shower	18	Uncontrolled
Plant Room	Frost Protection	Frost Protection
Riser	Uncontrolled	Uncontrolled
4th Floor	21	Uncontrolled

Ventilation Rates

Lower Ground	12 l/s per person
Floor Office Area	@ 1 person / 8 m
GF to 3rd Floors Office Area	Natural
Serviced Apartment	Natural
Main Entrance	Natural infiltration.
Circulation/Lift Lobby	Natural infiltration.
Toilet/Shower	10 AC/Hr extract.
Plant Room	Natural

5.1 Air-conditioning

DX Cooling will be provided to the office area on each floor. The condensing units will be wall mounted/floor mounted outside on the roof or on the external walls. DX Cooling system comprises of:

- Internal cooling unit
- External condensing unit
- Temperature sensor and controls.
- Refrigerant pipework

The final number of DX units will be determined to suit the cooling load on each floor.

5.2 General Ventilation

Office and apartment area fresh air ventilation is generally by natural ventilation via trickle window vents / restricted opening windows except lower ground floor office area. A mechanical ventilation to lower ground floor shall be provided via the local heat recovery unit.

Heat recovery unit will temper supply air via electric heater battery with the unit. Unit will have standard supply & extract filter fitted. The fresh air intake and the exhaust air to and from heat recovery unit shall be ducted to the external wall louver on the façade of the building. The supply and extract ductwork will serve the supply and extract grille distributed on the floor at higher level.

All toilets/showers will be provided with mechanical exhaust system. Wall mounted extract fan with discharge via external wall or ducted to external wall. Extract fan to operate via light switch with time overrun.

6.0 ELECTRICAL SERVICES

Internal Design Condition

Location	Load Density (W/m2)	
	Lighting	Small Power
General Storage	9	2.5
Circulation & Corridor	5	1.5
Refuse Room	5	2.5
Bathrooms & WC	5	2.5
Plantroom	5	5
Offices	40	15

Lighting Level

Location	Illumination Level (lux)
General Storage	100
Circulation & Corridor	150
Refuse Room	100
Bathrooms & WC	150 - 200
Plantroom (Mechanical)	150
Plantroom (Electrical)	100
Control Room	300
Offices	350 - 500
Reception Desk	500
Roof (Outdoor)	20
Walkway (External)	5

FULL SPECIFICATION

General Notes:

- Uniformity of internal lighting level will be designated at 0.7
- Uniformity of external lighting level will be designated at 0.4
- Uniformity of emergency lighting level will be designated at 0.025

6.1 Lighting

General Lighting

Lighting to be provided to offices, serviced apartment, communal areas, and external areas.

Design and control philosophy of Front-of-House lighting to be detailed by Interior Designer and Lighting Specialist. Design and control philosophy of Back-of-House lighting to be detailed by the M&E sub-contractor.

All cabling to be completed in 2-core, 2.5mm² LSOH to the first fitting in each circuit, then 2-core, 1.5mm² LSOH to remainder fittings.

Final connection to fittings to be via white 3-pin plug-in ceiling rose (white cover) and 0.75mm² 3-core LSF Flex.

All switches' type, finishes, and locations to be agreed with the Architect

Emergency Lighting

Maintained and non-maintained emergency lighting to be provided to escape routes and high-risk areas.

Exit signs shall conform to the latest European Signs Directive pictogram format. Note: emergency luminaires shall be of the 3-hour duration type to comply with BS 5266.

Emergency/Exit lighting to be provided to circulation areas, staircases and lobbies and plant spaces. Emergency lighting to be installed outside and close to each final fire escape doors, in accordance with BS 5266.

All cabling to be completed in 3-core + earth, 2.5mm² LSOH to the first fitting in each circuit, then 3-core + earth, 1.5mm² LSOH to remainder fittings.

Final connection to fittings to be via red 4-pin plug-in ceiling rose (white cover) and 0.75mm² 4-core LSF Flex.

All fitting types, finishes, and locations to be agreed with the Architect.

6.2 General Power

Socket outlets, spur outlets, and isolators are to be provided to offices, serviced apartment, communal areas, and external areas.

All small power sub-circuits to be protected by 30mA RCD's located in distribution board.

All cabling to be completed in 3-core + earth LSOH cables and installed throughout on containment.

All wiring accessories' type, finishes, and locations to be agreed with the Architect.

6.3 Fire Alarms

Proposed minimum Detection and alarm category level shall be L2 standard and M Standard. Hanway House main fire alarm panel for the entire premises to be located in the reception in ground floor.

Fire alarm zone chart to be positioned adjacent to main fire alarm panel.

All fire alarm cables are to be FP200 Gold fire resistant sleeved in red LSF.

The fire detection and alarm system consisting of heat/smoke detectors, alarm bells, manual call points (break glass

units), flashing lights, and sounders shall be provided to enable early warning of fire development and the activation of fixed fire services installations and the transmission of the fire signals directly to the fire brigade.

Hanway House fire alarm system will be supplied with addressable devices.

6.4 Security

There will be a landlord CCTV system to provide external coverage to front and rear of the building.

The landlord is installing an Eco Savvy 3.0 Dome Network Camera security system to the external front and rear of the building. The main front entrance door will be fitted with a Paxton Net2 Entry Touch Panel which will be linked to an intercom with monitor on each floor. Access to the office on each floor is provided by a Paxton Proximity Reader with a fob/card.

7.0 LIFTS

New Kone Monospace 500" passenger lift will serve all floors.

ENQUIRIES

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